

BLOCK 10 LOT 81
IN OR 1400/747 &
PT OF VACATED PRICE ST

BONNER RUTH S REVOCABLE TRUST
C/O MARY MARKS CO-TRUSTEE, PO BOX 17065
FERNANDINA BEACH, FL 32035

2023

00-00-30-010A-0010-0810



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms	2	2 100
Bathrooms	2	2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality 03 Quality Level 03

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 03

NEIGHBORHOOD/LOC 3038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	576	35,291
FEP	192	80	154	9,435
FOP	25	30	8	490
FOP	138	30	41	2,512
FUS	768	100	768	47,054
UCP	200	20	40	2,451
UGR	240	45	108	6,617
UOP	33	20	7	429

TOTALS 2,172 1,702 104,280

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	50	0	0		545.00	SF 5.20	100	1983	1983	3	44	1,247	
2	0100	BAR-B-Q	0	50	0	0		1.00	UT 200.00	100	1960	1960	3	20	40	
3	0810	CONCRETE A	0	50	0	0		98.00	SF 6.50	100	1983	1983	3	44	280	
4	0810	CONCRETE A	0	50	0	0		90.00	SF 6.50	100	1983	1983	3	44	257	
5	0810	CONCRETE A	0	50	0	0		108.00	SF 6.50	100	2003	2003	3	84	590	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	50			65.00	90.00	65.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	390,000							

MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		VALUATION SUMMARY			
0100	01	1,702	93.0000	83.93	142,849	1960	1970	0	0	0	27.00	73.00	STANDARD			
1 SINGLE FAM - 50% - 2016													Tax Group: 8			
Heated Area: 1344													Tax Dist:			
HX Base Yr 2016													BUILDING MARKET VALUE			
													TOTAL MARKET OB/XF VALUE			
													TOTAL LAND VALUE - MARKET			
													TOTAL MARKET VALUE			
													SOH/AGL Deduction			
													ASSESSED VALUE			
													TOTAL EXEMPTION VALUE			
													BASE TAXABLE VALUE			
													TOTAL JUST VALUE			
													NCON VALUE			
													INCOME VALUE			
													PREVIOUS YEAR MKT VALUE			

1823 LEWIS ST, FERNANDINA BEACH					BLD DATE					LGL DATE		
					XF DATE					LAND DATE		
					INC DATE					AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES		
545.00	SF	5.20	5.20	100	1983	1983	3	44	1,247			
1.00	UT	200.00	200.00	100	1960	1960	3	20	40			
98.00	SF	6.50	6.50	100	1983	1983	3	44	280			
90.00	SF	6.50	6.50	100	1983	1983	3	44	257			
108.00	SF	6.50	6.50	100	2003	2003	3	84	590			

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U / V I / RSN CD
1400/0747	3/30/2006	WD U	I 01
GRANTOR: BONNER RUTH S			
GRANTEE: BONNER RUTH S TRUST			
0981/1967	4/19/2001	QC U	I 01
GRANTOR: BONNER RUTH S P/R FOR			
GRANTEE: BONNER RUTH S			

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=1993] W22 UGR=[YR=1993] W10 S3 UCP=[YR=1993] W10 S20 E10 N20 \$ S21 FOP=[YR=1993] S6 E23 N6 W23 \$ E10 N24 \$ S24 E13 S6 E8 N6 E1 N24 \$ PTR= E15 FUS=[YR=1993] E13 UOP=[YR=1993] N3 E11 FOP=[YR=1993] N2 E5 S5 W5 N3\$ S3 W11 \$ E19 S24 FEP=[YR=1993] S6 W32 N6 E32 \$ W32 N24 \$ W15 \$.			